

This 'Village' specific section forms part of a wide-ranging consultation on the Local Plan Part II. It is therefore strongly recommended that you first read the 'Mendip' section to gain a wider understanding of the issues and options relating to the district as a whole.

Doultling (Secondary Village)

Doultling is a small village 2km east of Shepton Mallet on the A361. There are some extensive quarries around the village including those from from which Wells Cathedral and later additions to Glastonbury Abbey were built.

The age profile of the parish (which includes the hamlet of Bodden) broadly mirrors that of Mendip as a whole although there are slightly lower number of more elderly residents.

Affordable housing is a significant issue for a small number of households in the parish, who are recorded as being in housing need.

Planning for Doultling...

- Doultling is designated in the Local Plan Part I as a Secondary Village.
- It is expected to deliver at least **15** new homes over the Local Plan period 2006-2029.
- **10** houses are still to be delivered.
- In villages with a residual housing amount of fewer than 15 houses it is anticipated that this will be provided through small site developments including where necessary, amendments to development limits.
- **4** sites have been put forward by landowners for us to look at to see which may be the most suitable.

What you have already said about Doultling...

There are currently no community led parish or village plans in Doultling.

What does this mean for the village?

- ❖ Consideration needs to be given to how best to accommodate the additional 10 houses in the village.
- ❖ Consideration could also be given to any other facilities/infrastructure needed in the village.

KEY FACTS

Parish population: **618**

Age profile:		Mendip average
19%	0-15 yrs	19%
9%	16-24 yrs	10%
22%	25-44 yrs	23%
46%	45-74 yrs	39%
5%	75+ yrs	9%

Approximate housing stock of village: **105**

Data sources:
ONS Census Statistics 2011
MDC Rural Settlement Role & Function Study 2012

Key Facilities

Our most recent records show the village has the following facilities:

- **Journey to work bus service**
- **Village hall**
- **School**
- **Church**

Is this still correct? Are there any that we have missed?

Have your say...

The following appendix has information on the designations in and around the village as well as the sites that have been put forward for consideration by landowners. To ensure that the views of local communities and stakeholders are reflected in the Local Plan Part II we would welcome views on a number of issues. Please answer as many (or as few) of the following questions as you wish:

Local Distinctiveness and Character

DOUQ1: What makes Doultong special? Are there any specific areas, features or characteristics that should be protected or improved? Are there any broad areas of the village where this should be preferred – or avoided? *Please answer in general terms – you can comment in detail on specific sites below.*

Housing

DOUQ2: Are there any reasons why we should consider identifying further sites for housing in than the 15 outlined in Local Plan Part I?

DOUQ3: Would you support / not support any of the sites put forward by landowners, which are set out in Table B. Why? Please include site reference(s) where applicable and have regard to the constraints outlined in Tables A and B in explaining your reasons.

DOUQ4a: Are there any other potential development sites we have not identified which you would like to draw our attention to?

DOUQ4b: If further development is needed, what types of development would you like to see on any of the site(s) identified e.g. housing of a particular size or type, affordable housing, custom build or mixed use schemes?

Employment

DOUQ5: Are there any existing employment or commercial sites in or around the village that may be suitable for redevelopment? If so, where and for what type(s) of development?

DOUQ6: Are there any existing employment or commercial sites in or around the village that you feel should be retained in their current use if at all possible? If so where and why?

DOUQ7: Is there a need for any additional land for employment/commercial development? If so, what types and where could such development take place?

Development Limit

DOUQ8: Does the current Development Limit reflect the existing and likely future built up area(s) of the village?

DOUQ9: Do you feel the current Development Limit should be changed? If so where and why?

Infrastructure/Facilities

DOUQ10: Is there a need for further infrastructure or facilities in the village e.g. open or recreational space, a meeting place or car park? If so, please specify what and where.

Open Areas of Local Significance/Local Green Spaces

DOUQ11: Looking at the Open Areas of Local Significance/Local Green Space criteria (see Mendip Section Appendix 2), do you think all of the sites listed still warrant designation? If so, why are they special?

DOUQ12: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

DOUQ13: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

Other Matters

DOUQ14: Are there any other planning issues in Doultong that you feel should be addressed in the Local Plan Part II?

DOUQ15: Is any of the information presented incorrect or in need of updating (e.g. existing facilities and services)? If so, please specify?

Doultig Appendix

Table A: Key designations and other relevant planning information

Constraint	Information	Implications for Local Plan Part II
Agricultural Land Classification	Land surrounding the village is classified as Grade 3.	In choosing development sites, local planning authorities should seek to use areas of poorer quality agricultural land in preference to that of a higher quality. The grades of agricultural land range from best and most versatile to poor.
Ancient Woodland	None.	Ancient woodlands are an irreplaceable natural habitat and development should avoid their unnecessary loss or deterioration.
Areas of High Archaeological Potential and Interest	Most of the village is covered by areas of AHAP.	Any development within an area of known or potential archaeological interest will have to take into account this archaeological potential.
Area of Outstanding Natural Beauty (AONB)	None.	Development within an AONB is more strictly controlled and must be designed in a way which will not negatively impact upon the characteristics of the AONB.
Coal Consultation Zone	None.	The Coal Authority will need to be consulted on potential sites to see whether there are any possible issues from old coal mining works.
Conservation Area	Most of the village (excluding the northern part) falls within the Doultig Conservation Area.	Any development within the Conservation Area will need to be sympathetic.
Flood Zones	None.	Development should generally be directed away from areas designated as at most risk from flooding (Zones and 2 and 3).
Green Belt	None.	Development in the Green Belt should be resisted in line with Chapter 9 of the NPPF.
Groundwater Source Protection Zone	None.	Particular care is needed in such areas to ensure development in such areas does not adversely affect the quality of groundwater.
Historic Parks & Gardens	None.	Recorded by English Heritage in recognition of their special historic significance. Any proposed development should be considered against whether it would be likely to

		impact on the special character of any Historic Park and Garden.
Landfill sites	There are several closed landfill sites/quarries to the north and east of the village.	Areas of land which are, or have been subject to landfill may be contaminated and/or lead to abnormal development costs.
Listed Buildings	There are a number of Listed Buildings in the south of the village, and include the Grade I Listed Church of St Aldhelm and Doultling Manor and stables.	Listed buildings are protected by national policy and development policy 3 of the Local Plan Part 1. Any development will need to ensure the integrity of these listed buildings.
Local Wildlife Sites	The Merryfield Lane Field Local Wildlife Site (calcareous grassland) Lies 600m to the southeast of the village.	Development should be directed away from these sites to ensure no negative impact upon the potential biodiversity there.
Mendip Bat Consultation Zone	The whole village lies with the Mendip Bat Consultation Zone.	Any development within this area will need to take account of the potential for bats.
Mineral Consultation Areas	The northern part of the village lies within a Mineral Consultation Area.	MCAs identify where mineral reserves exist which potentially could be needed at some point in the future.
National Nature Reserves (NNRs)	None.	National Nature Reserves are statutorily protected for their ecological and biodiversity value. Development should be directed away from such sites to ensure any adverse impacts.
Open Areas of Local Significance/Local Green Spaces	There are two areas designated as OALS/LGS (see Table C for details).	These areas are protected from development under development policy 2 of the Local Plan Part I. However all of the areas designated as Local Green Spaces are being reviewed as part of the Local Plan Part II.
Protected Recreation Areas	There are two protected recreation areas in Doultling: the playground on the A361/Chelynch Road and the Playing fields of St Aldhlem's School.	These areas are protected from development under development policy 16 of the Local Plan Part I, therefore any development here will be resisted.
Quarries – SMLP Quarries	Doultling Quarry lies to the East of the Villages.	The existence of a quarry site may constrain the development of nearby sites due to noise etc...
Ramsar Sites	None.	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the integrity of the Ramsar site.
Regionally	One site (Doultling Quarry) lies to the	RIGS are locally designated areas of

Important Geological/ Geomorphological Sites (RIGS)	northeast of the village.	importance for geology or geomorphology. Any new development would need to be assessed against whether there would be likely to be any adverse effects on such areas.
Rights of Way	There several Rights of Way running into and out of the village.	Routes over which the public enjoy a legal right to access by foot and sometimes other means. All public rights of way would need to be incorporated into, or reasonably diverted around, new development.
Road Infrastructure	The A361 runs through the village.	The standard of local roads may dictate the scale of development a settlement can accommodate.
Scheduled Ancient Monuments (SAMs)	The Tithe Barn in the south of the village is a Scheduled Monument.	Any development to the west of the village must ensure that the integrity of the SAMs is not damaged.
Sewage Treatment Buffer Zones	None.	Buffer Zones may constrain areas which are capable of being developed for housing in particular.
Sites of Special Scientific Interest	There is one SSSI 500m south of the village - Doulling Railway Cutting.	Development should be directed away from these areas and from sites which may have a negative impact upon the integrity of these designated areas.
Special Areas of Conservation (SAC)	None.	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the integrity of the Special Area of Conservation.
Special Landscape Feature	There is one SLF (Beacon Hill) approx 1.5km to the north of the village.	Any new development should not have a negative impact upon the special landscape feature and should ideally be located away from it.
Special Protection Areas (SPAs)	None.	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the integrity of the Special Protection Area.
Traditional Orchards	There are no traditional orchards identified in the village.	Traditional Orchards are an important rural feature and habitat and development should avoid their unnecessary loss or deterioration.
Tree Preservation Orders - Areas and Trees	There are a handful of TPOs for individual trees and areas, mostly concentrated in the centre of the village.	Any new development should take account of these areas and ensure that there is no negative impact upon them.

Table B: Sites put forward by Landowners for Consideration*

PLEASE NOTE: The sites listed below are NOT proposals for development put forward by the Council. They are simply a range of options that we need to consider should any additional development be needed.

Ref and Location	Area (ha)	Key Site Characteristics	Constraints and Considerations	Initial Assessment	Potential Development Option?
DOU003 Land East of Chelynch Road	1.50	Large agricultural field broadly parallel with Chelynch Road adjacent to the A361. Southern portion of the site lies to the rear of a row of semidetached/terraced housing. Northern portion lies adjacent to Douling Quarry.	<ul style="list-style-type: none"> • Site lies within the Mendip Bat Consultation Zone. • Part of the site is a Regionally Significant Geological Site and within an Area of High Archaeological Importance. • Potential impact of development on the long term future of the small scale quarrying business adjacent. • Site lies within tip interest zone. • Mineral Consultation Zone. 	The site is potentially suitable for development although consideration will need to be given to the constraints identified.	Yes
DOU004 Land adjacent to St Aldhelms School	2.97	Large field used for grazing which significantly slopes away from the village in a westerly direction. Site lies adjacent to some development, notably the primary school. Unclear how access to the site is to be achieved.	<ul style="list-style-type: none"> • Site lies within the Mendip Bat Consultation Zone. • Site borders the Douling Conservation Area. • Site lies within tip interest zone. • Borders an Area of High Archaeological Importance. 	The site is potentially suitable for development although consideration will need to be given to the constraints identified.	Yes

DOU008 Site on land to the east of Farm Road	0.09	Garden adjacent to the existing Development Limit. Access could be achieved from an existing private shared access road.	<ul style="list-style-type: none"> • Site lies within the Mendip Bat Consultation Zone. • Site lies within the Doultong Conservation Area. 	The site is potentially suitable for development although consideration will need to be given to the constraints identified.	Yes
DOU009 Land to the east of 58 New Buildings	0.06	Former garden land immediately to the east of Doultong and bordering the existing development limit. Adjoins much larger HELAA site (DOU003). Proposed access is onto the A361 although the site could potentially be accessed via the adjoining DOU003 site should this be developed.	<ul style="list-style-type: none"> • Site lies within the Mendip Bat Consultation Zone. • Site lies within tip interest zone. • Mineral Consultation Zone. 	The site is potentially suitable for development although consideration will need to be given to the constraints identified.	Yes

*Please note that this excludes sites which have already been given planning consent.

Table C: Local Green Spaces

Site Reference	Size of site (in ha)	Description	Notes
OALSDOU001	0.14	Play area.	Site lies within the Doultong Conservation Area and is covered by DP16 Protection of formal and informal recreation spaces.
OALSDOU002	0.54	St Aldhelm's Church and Churchyard.	Site identified in the Doultong Conservation Area Appraisal as an Area of High Landscape Value.